

AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~January 23, 2014 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Vacant**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Vice Chairman**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 9th, 2014
4. Swearing in of the new Planning and Zoning Commissioner: Place 1 (Jason Anderson),
 - New Commissioner takes his place on dais
5. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman

6. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman
7. Presentation of Service Plaque to Exiting Commissioner Ronald Abruzzese.
 - 15 minute recess
8. Director's report to P & Z Commissioners on actions taken by the City Council.
9. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

10. Ordinance Case #13-OR-005: Hold a public hearing and consider action on amending sections of Article 14.200, the Composite Zoning Ordinance, to change the title of the LI (Light Industrial) use component to HC (Heavy Commercial), to add screening provisions for outdoor commercial fueling, and to modify the LI (Light Industrial) (proposed HC Heavy Commercial) and HI (Heavy Industrial) Use Components. Planning Department
 - a) Staff Presentation
 - b) Open Public Hearing
 - c) Close Public Hearing
 - d) Discussion
 - e) Consider Action
11. Subdivision Variance 13-VA-005: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property located at 23216 A Nameless Road; Travis property ID #353079 and 808172, Travis County, TX. Applicant: Eric Scheibe on behalf of Darrell T & Jo L. Leslie, Phillip & Cindy Jackson and Bill Doan.
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

12. Zoning Case 13-Z-018: Hold a public hearing and consider action on the rezoning of a parcel located at 11350 Old 2243 W for 4.57 acres more or less; Parcel #R506064. Currently, the property is zoned LI-4-D (Light Industrial). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake Rue on behalf of Leander 2243 Investments, LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

13. Zoning Case #13-Z-029: Hold a public hearing and consider action on the rezoning of a tract of land located approximately 300 feet west of 183A and adjacent to the north extension of Woodview Dr, approximately 38.9 acres more or less out of the AW0006, Harmon. E.D. Survey; Parcels #R305748, #R322778, and #R031310. Currently, the property is zoned MF-2-A (Multi-Family) GC-3-A (General Commercial), SFS-2-B (Single Family Suburban), and SFR-1-B (Single Family Rural). The property is proposed to be zoned SFU-2-B (Single Family Urban), MF-2-A (Multi-Family), and GC-3-A (General Commercial). Leander, Williamson County, Texas. Applicant: Ryan Betz, (Betz Company) on behalf of Leander Developers 4, LTD, Noel Larson, and Wiley Leavitt Trust and Jeffrey Leavitt.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

14. Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

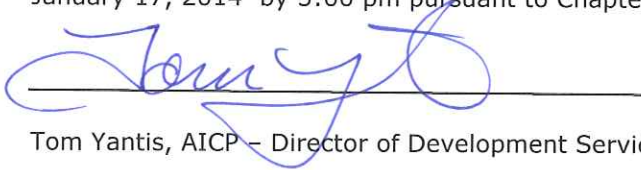
15. Work session to discuss Sign Ordinance

- a) Staff Presentation
- b) Discussion
- c) Consider Action

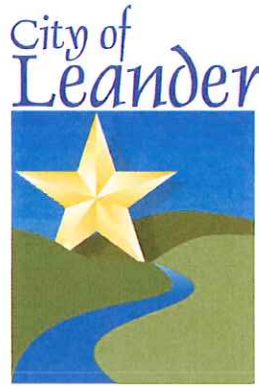
16. Meeting adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the day of January 17, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Tom Yantis, AICP – Director of Development Services



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~January 9, 2014 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Vacant**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Vice Chairman**

1. Call to Order
Meeting called to order at 7:18 pm.
2. Roll Call
All Commissioners were present except Commissioner Saenz.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: December 12, 2013
**Motion made by Commissioner Sokol to approve the minutes,
seconded by Commissioner Stephenson. Motion passed unanimously.**
4. Director's report to P & Z Commissioners on actions taken by the City Council.
No report.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No one wished to speak.

Public Hearing

6. Subdivision Case 13-FP-015: Hold a public hearing and consider action on the Savanna Ranch, Section 4, Lot 14, Blk A Final Plat for 1.217 acres more or less; WCAD Parcel R508012; generally located on the northeast corner of the intersection of Halsey Drive and Heritage Grove Road; Williamson County, Texas. Applicant/Agent: Danny R. Martin, P.E. (Malone Wheeler) on behalf of Benbrook Development, Inc.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Danny R. Martin was present for question

c) Open Public Hearing

**Vice Chair Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chair Seiler closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

**Commissioner Wixson moved to approve with staff recommendation, Commissioner Sokol seconded the motion.
Motion passed unanimously**

7. Subdivision Case 13-FP-018: Hold a public hearing and consider action on the Travisso, Section 1, Phase 1 Final Plat for 36.962 acres more or less; TCAD Parcels 513809 and 382583; generally located 4,000 feet to the east of the intersection of RM 1431 and Nameless Road, more specifically located to the north of the intersection of RM 1431 and Lonesome Creek Trail; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Travisso, Ltd

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Samuel Kiger was present for question

c) Open Public Hearing

**Vice Chair Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chair Seiler closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation, Commissioner Wixson seconded the motion. Motion passed unanimously

8. Subdivision Variance 13-VA-003: Hold a public hearing and consider action on a request for a Variance to Article III, Section 45(a)(4) of the Subdivision Ordinance regarding block width requirements for the property generally located 300 feet north of the intersection of CR 273/Mel Mathis and RM 2243; WCAD Parcel ID R031324; Williamson County, Leander, Texas. Applicant/Agent: Don Pool on behalf of TVI, Inc (Jeff Musgrove).

a) Staff Presentation

Robin Griffin, Senior Planner, explained the variance request.

b) Applicant Presentation

Don Pool explained the purpose for the Variance.

c) Open Public Hearing

**Vice Chair Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chair Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Sokol moved deny the variance request,
Commissioner Allen seconded the motion. Motion passed
unanimously**

9. Meeting adjourned **at 8:23**

Vice Chair Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



EXECUTIVE SUMMARY

JANUARY 23, 2014

Agenda Subject:	Ordinance Case #13-OR-005: Hold a public hearing and consider action on amending sections of Article 14.200, the Composite Zoning Ordinance, to change the title of the LI (Light Industrial) use component to HC (Heavy Commercial), to add screening provisions for outdoor commercial fueling, and to modify the LI (Light Industrial) (proposed HC Heavy Commercial) and HI (Heavy Industrial) Use Components.
Background:	Staff is proposing amendments to the Composite Zoning Ordinance to change the title of the LI (Light Industrial) use component to HC (Heavy Commercial), to add screening provisions for outdoor commercial fueling, and to move Sexually Oriented Business from the LI (Light Industrial) (proposed HC Heavy Commercial) use component to the HI (Heavy Industrial) Use component.
Origination:	Planning Department
Financial Consideration:	None
Recommendation:	Staff recommends approval.
Attachments:	1. Summary of Proposed Amendments
Prepared By:	Robin M. Griffin, AICP Senior Planner

01/08/2014

COMPOSITE ZONING ORDINANCE AMENDMENTS

CODE	CURRENT	PROPOSED
ART VI, Sec 1 (d)	<p>(i) The following shall be screened from the view of at least sixty percent (60%) of adjacent single-family or two-family residences and any street or public right-of-way: off-street parking areas, loading spaces and docks, trash and storage containers, outside storage areas, satellite dishes larger than eighteen (18) inches in diameter, antennas, mechanical equipment, and metal siding.</p> <p>(ii) Above ground utility facilities up to six (6) feet above grade for multi-family and non-residential development are required to be screened from view except for poles, fire hydrants and existing lines.</p> <p>(iii) Detention Facilities including detention ponds and/or water quality ponds shall be screened from view.</p> <p>(iv) Screening by vegetation that could be removed from adjacent undeveloped or partially developed properties when such property is developed is not considered as screening from view.</p> <p>(v) Outside storage areas shall be screened by the use of a privacy fence or wall at least the height of the items to be screened and in conformance with the requirements of this ordinance.</p> <p>(vi) A minimum five-foot (5') landscaped area located on the exterior of the fence shall be provided and landscaped in accordance with paragraph (2) (i) above unless the fence is on a rear boundary line or adjoining a permanent structure on the site.</p>	<p>(i) The following shall be screened from the view of at least sixty percent (60%) of adjacent single-family or two-family residences and any street or public right-of-way: off-street parking areas, loading spaces and docks, trash and storage containers, outside storage areas, satellite dishes larger than eighteen (18) inches in diameter, antennas, mechanical equipment, and metal siding.</p> <p>(ii) Above ground utility facilities up to six (6) feet above grade for multi-family and non-residential development are required to be screened from view except for poles, fire hydrants and existing lines.</p> <p>(iii) Detention Facilities including detention ponds and/or water quality ponds shall be screened from view.</p> <p>(iv) Screening by vegetation that could be removed from adjacent undeveloped or partially developed properties when such property is developed is not considered as screening from view.</p> <p>(v) Outside storage areas shall be screened by the use of a privacy fence or wall at least the height of the items to be screened and in conformance with the requirements of this ordinance.</p> <p>(vi) A minimum five-foot (5') landscaped area located on the exterior of the fence shall be provided and landscaped in accordance with paragraph (2) (i) above unless the fence is on a rear boundary line or adjoining a permanent structure on the site.</p> <p>(vii) Fuel pumps are required to be screened from view of any street or public right-of-way to at least the height of the fuel pump.</p>
ART III, Sec 14 (b)	(15) Sexually oriented businesses as permitted by City regulations [required to be set back at least four hundred (400) feet from a tollway, highway or major arterial roadway]	(15) Sexually-oriented businesses-as-permitted-by-City-regulations [required-to-be-set-back-at-least-four-hundred-(400)-feet-from-a-tollway, highway-or-major-arterial-roadway]

CODE	CURRENT	PROPOSED
ART III, Sec 15 (b)	<p>(1) Any use permitted in the "LI" component except for residential uses qualified below</p> <p>(2) Manufacture, assembly or processing of materials</p> <p>(3) One residential unit per lot may be located on any floor level of a business or other use located on the site. The minimum living area is five hundred (500) square feet for an efficiency unit, six hundred fifty (650) square feet per dwelling unit for one bedroom units, eight hundred fifty (850) square feet per dwelling unit for two bedroom units and one hundred fifty (150) additional square feet for each bedroom thereafter.</p> <p>(4) Outdoor processing of materials except those prohibited by this ordinance or similar uses if combined with the Type 5 site component</p> <p>(5) Other similar uses as determined by the Director of Planning based on the criteria of Article II, Sec. 2, (f)</p>	<p>(1) Any use permitted in the "LI" component except for residential uses qualified below</p> <p>(2) Manufacture, assembly or processing of materials</p> <p>(3) One residential unit per lot may be located on any floor level of a business or other use located on the site. The minimum living area is five hundred (500) square feet for an efficiency unit, six hundred fifty (650) square feet per dwelling unit for one bedroom units, eight hundred fifty (850) square feet per dwelling unit for two bedroom units and one hundred fifty (150) additional square feet for each bedroom thereafter.</p> <p>(4) Outdoor processing of materials except those prohibited by this ordinance or similar uses if combined with the Type 5 site component</p> <p>(5) Sexually oriented businesses as permitted by City regulations [required to be set back at least four hundred (400) feet from a tollway, highway or major arterial roadway]</p> <p>(6) Other similar uses as determined by the Director of Planning based on the criteria of Article II, Sec. 2, (f)</p>



EXECUTIVE SUMMARY

JANUARY 23, 2014

Agenda Subject:	Subdivision Variance 13-VA-005: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property located at 23216 A Nameless Road; Travis property ID #353079 and 808172, Travis County, TX.
Background:	The applicant is requesting a variance from Article III, Section 42 (e) of the Subdivision Ordinance regarding sidewalk requirements. The Subdivision Ordinance states that sidewalks shall be installed by the developer on both sides of the streets within and immediately adjacent to a proposed development, and shall be designed and constructed in accordance with City Standard Details and Specifications and the Composite Zoning Ordinance. The Planning & Zoning Commission will make a recommendation that is forwarded to the City Council for final action.
Origination:	Applicant: Eric Scheibe on behalf of Darrell T & Jo L. Leslie, Phillip & Cindy Jackson and Bill Doan.
Financial Consideration:	None
Recommendation:	See Planning Analysis.
Motion:	<p>APPROVAL: The Planning & Zoning Commission recommends approval of the variance request based on the findings of fact.</p> <p>DENIAL: The Planning & Zoning Commission recommends denial of the variance request based on the findings of fact.</p>
Attachments:	<ol style="list-style-type: none">1. Planning Analysis2. Zoning Exhibit3. Aerial Exhibit4. Proposed Short Form Final Plat5. Letter of Intent6. Findings of Fact
Prepared By:	Robin M. Griffin Senior Planner

01/08/2014



PLANNING ANALYSIS

PLANNING & ZONING COMMISSION SUBDIVISION VARIANCE 13-VA-005 JACKSON ADDITION

GENERAL INFORMATION

Owners: Darrell T & Jo L. Leslie, Phillip & Cindy Jackson and Bill Doan.

Current Zoning: No Zoning – Outside the City Limits

Size and Location: The subject property located at 23216 A Nameless Road and includes TCAD Parcels 353079 and 808172.

Staff Contact: Robin M. Griffin, AICP
Senior Planner
City of Leander, Texas

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	OCL	Large Lot Residential
EAST	OCL	Undeveloped Property
SOUTH	OCL	Undeveloped Property
WEST	OCL	Large Lot Residential

ORDINANCE PROVISION FOR WHICH VARIANCE IS REQUESTED:

SUBDIVISION ORDINANCE

Article III, Section 42 (e)

Section 45 (e)

- (e) **Sidewalks.** Sidewalks shall be installed by the developer on both sides of all streets within and immediately adjacent to the proposed development, and shall be designed and constructed in accordance with City Standard Details and Specifications and the Composite Zoning Ordinance.

ANALYSIS:

The Jackson Addition Short Form Final Plat is currently under review. The applicant is requesting to subdivide their property into four lots. During the subdivision process, the Subdivision Ordinance requires that sidewalks are installed within and immediately adjacent to the proposed development. The applicant is requesting a variance to this requirement. The subject property is located within the City of Leander's ETJ. Currently, the surrounding properties do not have installed sidewalks.

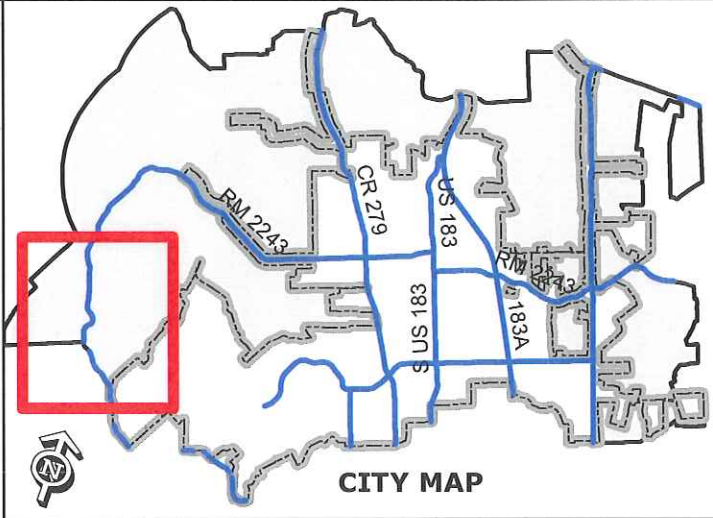
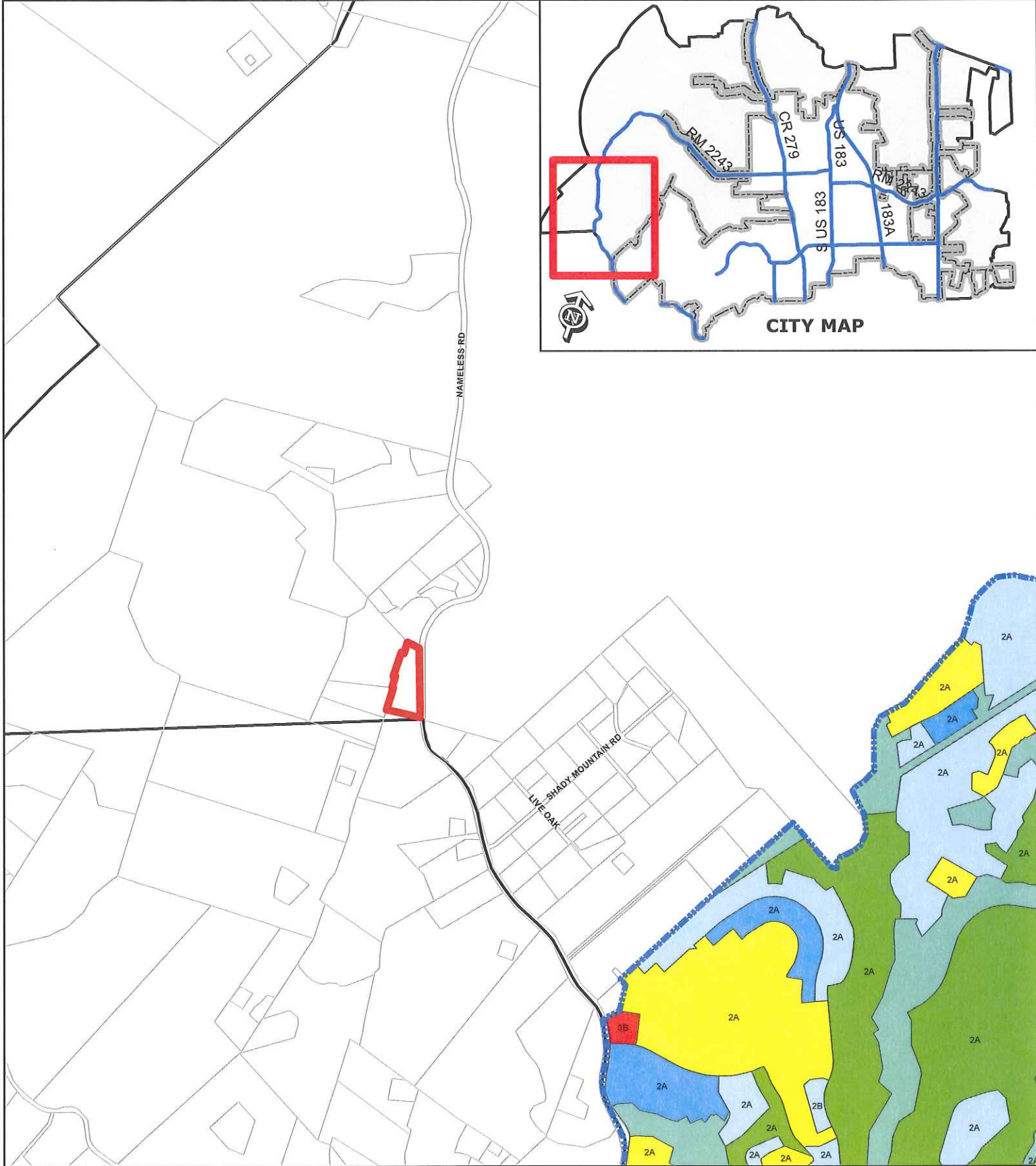
STAFF RECOMMENDATION:

Staff recommends...

FINDINGS OF FACT:

In granting approval of a request for variance, the Planning & Zoning Commission and City Council shall conclude that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this Ordinance would result in unnecessary hardship, and so that the variance observes the spirit of this Ordinance and concludes that substantial justice is done. The Commission and Council shall meet these requirements by making findings that

1. The public convenience and welfare will be substantially served;
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
3. The applicant has not created the hardship from which relief is sought;
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;
5. The hardship from which relief is sought is not solely of an economic nature;
6. The variance is not contrary to the public interest;
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship; and
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done.























**VARIANCE CASE
13-VA-005**

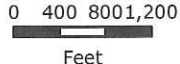
Attachment #2

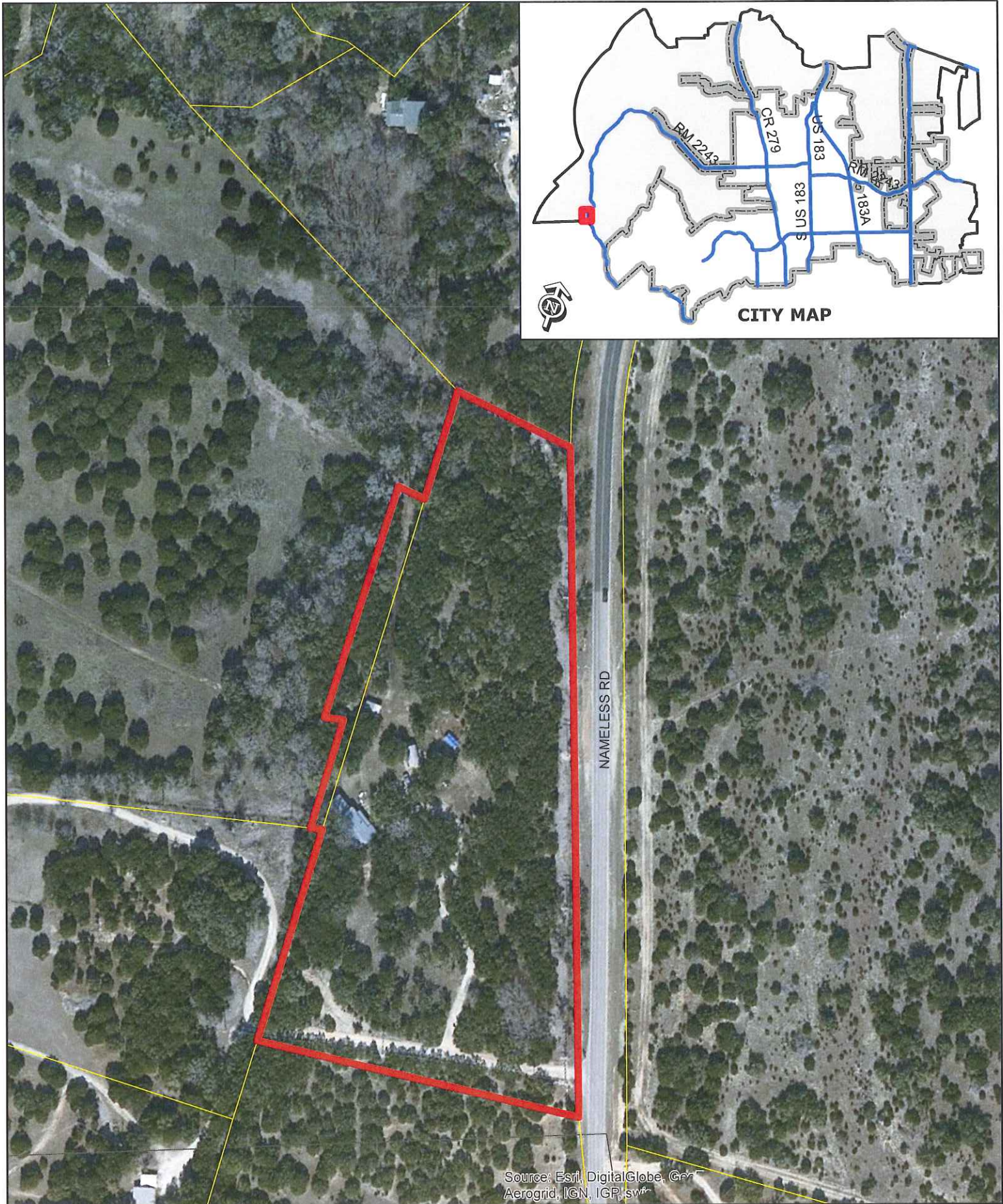
Current Zoning Map
Jackson Addition



-  Subject Property
-  City Limits
-  Future Annexation Per DA
-  Involuntary Annexation
-  Voluntary Annexation

- | | | |
|---|--|---|
|  SFR |  SFT |  GC |
|  SFE |  SFU/MH |  LI |
|  SFS |  TF |  HI |
|  SFU |  MF |  PUD |
|  SFC |  LO | |
|  SFL |  LC | |







VARIANCE CASE 13-VA-005 Attachment #3

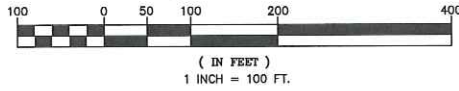
Aerial Exhibit - Approximate Boundaries
Jackson Addition



-  Subject Property
-  City Limits

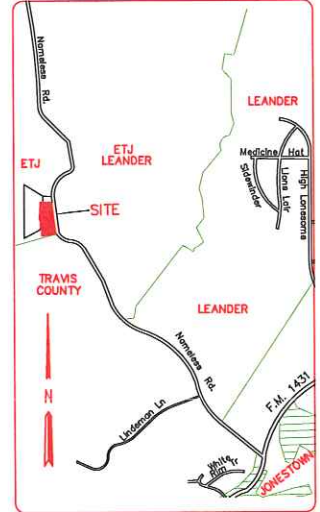
JACKSON ADDITION

GRAPHIC SCALE



L#	BEARING	DISTANCE
L1	S19°17'05"E	25.24'
L2	S77°08'38"W	30.82'
L3	S85°56'27"W	48.28'
L4	S82°26'01"E	58.42'

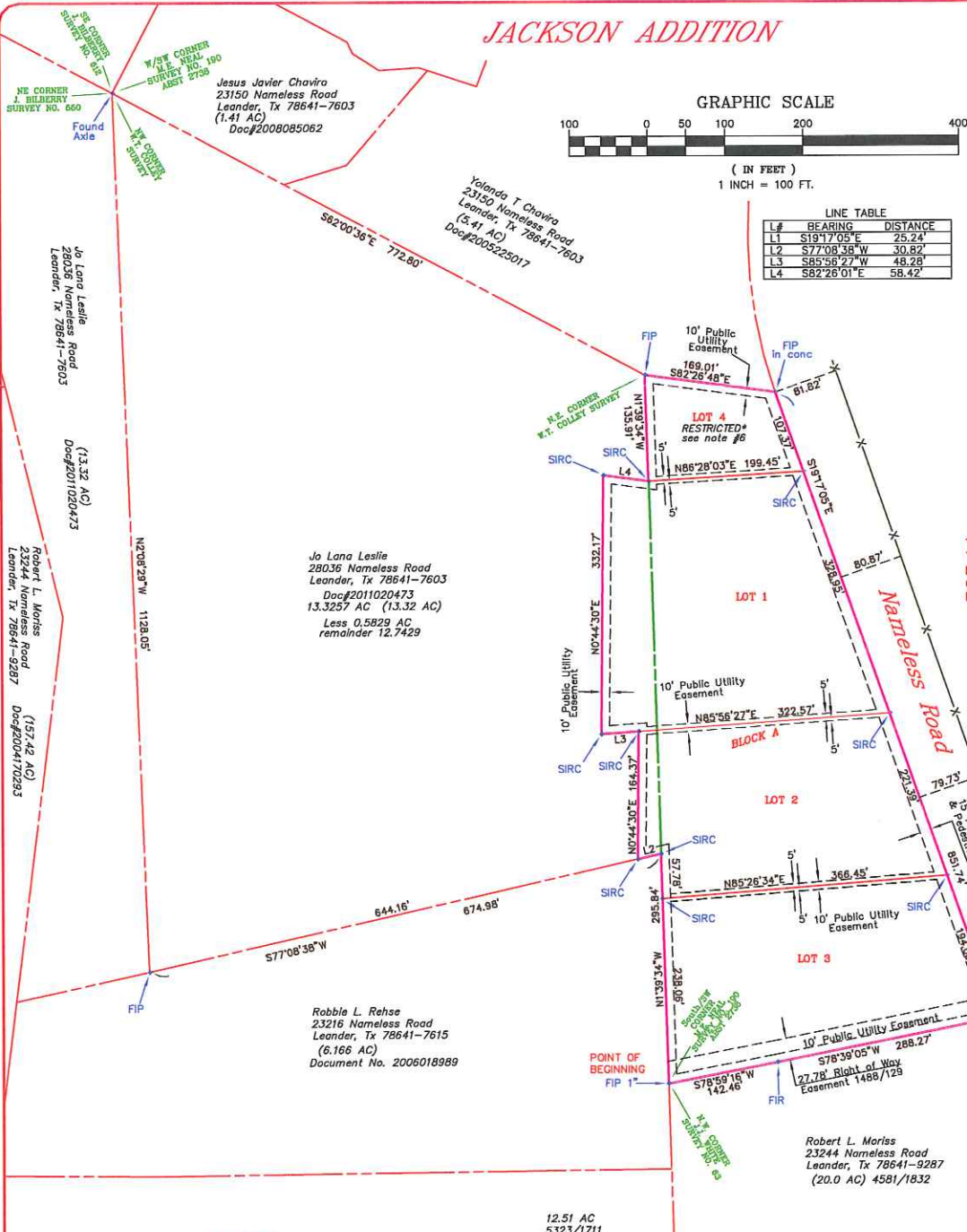
LOCATOR MAP NOT TO SCALE



LOT SUMMARY
TOTAL OF FOUR LOTS/ONE BLOCK
THREE LOTS FOR SINGLE FAMILY DWELLING SERVED
BY INDIVIDUAL WATER WELL AND AN APPROVED
ON-SITE SEWER SYSTEM. LOT 4 IS CONDITIONALLY
RESTRICTED.

LOT 1	2.3049 AC/100,401 SQ FT
LOT 2	1.7444 AC/75,988 SQ FT
LOT 3	1.9527 AC/85,058 SQ FT
LOT 4	0.4968 AC/21,642 SQ FT
BLOCK A	6.4988 AC/283,089 SQ FT

(1604.59 AC) North, LTD
The Koster Ranch, 40150
The Koster Ranch, 78755
Austin, TX



LEGAL DESCRIPTION:

BEING A TOTAL OF 6.4988 ACRES OF LAND, BEING 5.9160 ACRE OF LAND OUT OF THE M.E. NEAL SURVEY 190, ABSTRACT 2738, FORMERLY KNOWN AS THE J.P. COLLEY SURVEY NO. 190, IN TRAVIS COUNTY, TEXAS, CONVEYED TO PHILLIP AND CINDY JACKSON, AS DESCRIBED IN DOCUMENT NO. 2010040404, OFFICIAL PUBLIC RECORDS, AND A 0.5829 ACRE TRACT, BEING A PORTION OF A 13.3257 ACRE TRACT OUT OF THE W.T. COLLEY SURVEY, ABSTRACT 2780, CONVEYED TO DARRELL AND JO LANA LESLIE BY DEED RECORDED IN DOCUMENT NO. 2011020473, OFFICIAL PUBLIC RECORDS, FOR A TOTAL OF 6.4988 ACRES, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1" Iron pipe found at the common N.W. corner of the J.J. White Survey No. 63, also being the southerly S.W. corner of the M.W. Neal Survey No. 190, Abstract 2738, in Travis County, Texas, further being in the east line of the W.T. Colley Survey, and also being the S.W. corner of a 5.9160 acre tract conveyed to Phillip and Cindy Jackson by deed recorded in Document No. 2010040404, Official Public Records, for the S.W. corner hereof;

THENCE N01°39'34"W along said east line of a 6.166 acre tract conveyed to Robbie L. Rehse by deed recorded in Document No. 2006018989, Official Public Records, same being the west line of the herein described tract for a distance of 295.84 feet to an iron rod set at the N.E. corner of said Rehse tract and being the S.E. corner of a 13.3257 acre tract conveyed to Jo Lana Leslie by deed recorded in Document No. 2011020473, for and interior corner of the herein described tract;

THENCE S77°08'38"W along the north line of said Rehse tract, same being the south line of said 13.3257 acre tract for a distance of 30.82 feet to a 1/2" Iron rod set with cap set at an angle point, for a corner hereof;

THENCE the following four(4) courses and distances crossing through said 13.3257 acre tract:

1. N00°44'30"E for a distance of 164.37 feet to an iron rod set with cap at an angle point, for a corner hereof;
2. S85°56'27"W for a distance of 48.28 feet to an angle point for a corner hereof;
3. N00°44'33"E for a distance of 332.17 feet to the N.W. corner of the herein described tract;
4. S82°26'01"E for a distance of 58.42 feet to an iron rod set in the west line of said 5.9160 acre tract, for an interior corner hereof;

12.51 AC
5323/1711

FIELD NOTES

THENCE N01°39'34"W, along the west line of said 5.9160 acre tract, same being the east line of said 13.3257 acre tract for a distance of 135.91 feet to a 1/2" Iron pipe found at the NE corner of said tract, also being the N.W. corner of said 5.9160 acres, further being the NE corner of the W.T. Colley Survey, and an angle point in the west line of said M.E. Neal Survey No. 190, Abstract 2738, being an angle point in the south line of a 5.41 acre tract conveyed to Yolanda T. Chavira by deed recorded in Document No. 2005225017, Official Public Records, Travis County, Texas, from which point, on site found at the common westerly SW corner of the M.E. Neal Survey No. 190, same being the NW corner of the W.T. Colley Survey bears N62°00'36"E at a distance of 772.80 feet.

THENCE S82°26'48"E, along the south line of said Chavira tract same being the north line of said 5.9160 acre tract for a distance of 169.01 feet to a 1/2" Iron pipe found in concrete in the west line of Nameless Road, for the SE corner of said Chavira tract and the NE corner of the herein described tract;

THENCE S19°17'05"E along the west line of Nameless Road, same being the east line of the herein described tract, for a distance of 851.74 feet to 1/2" Iron rod found at the S.E. corner of said 5.9160 acre tract, also being in the north line of the aforementioned J.J. White Survey No. 63, further being the N.E. corner of a 20.0 acre tract conveyed to Robert L. Moriss by deed recorded in Volume 4581, Page 1832, Deed Records, Travis County, Texas, for the S.E. corner hereof;

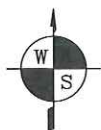
THENCE the following two(2) courses and distances along the common south line of said 5.9160 acre tract, same being the north line of said Moriss tract and in the south line of said M.E. Neal Survey No. 190, Abstract 2738:

1. S78°39'05"W for a distance of 288.27 feet to a 1/2" Iron rod found at an angle point, for a corner hereof;
2. S78°59'16"W for a distance of 142.46 feet to the POINT OF BEGINNING, containing 6.4988 acres of land, more or less.

LEGEND

FOUND 1/2" IRON ROD W/CAP FIRC
FOUND 1/2" IRON PIPE FIP
SET IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324" SIRC
BARBED WIRE FENCE -X-X-X- (RECORD CALL)

NOTE:
The bearing base for this plot is Texas Central Zone State Plane Coordinates.



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J13456P

OWNERS:
PHILLIP JACKSON AND WIFE CINDY JACKSON
DARRELL J. LESLIE AND WIFE JO LANA LESLIE

SUBJECT PROPERTY ADDRESS:
23216 A NAMELESS ROAD
LEANDER, TX 78641-7616

LEGAL DESCRIPTION:
6.4988 ACRES, BEING 5.9160 ACRES OUT OF THE J.P. COLLEY SURVEY NO. 190, NOW KNOWN AS THE M.E. MEANS SURVEY NO. 190, ABSTRACT 2738, IN TRAVIS COUNTY, TEXAS, TOGETHER WITH 0.5829 ACRE OUT OF THE W.T. COLLEY SURVEY ABSTRACT 2760, TRAVIS COUNTY, TEXAS.

SUBMITTAL DATE:
#1 07/15/2013
#2 09/25/2013

CITY OF LEANDER
PLANNING & ZONING COMMISSION
January 23, 2014

Case # 13-VA-005
Agenda Item Number:

Property: Jackson Addition Request: Variance

Address: 23216 A Nameless Road
Leander, Texas 78641

Description of Variance Request: A variance to Article III, Section 42 (e) of the Subdivision Ordinance regarding the sidewalk requirements.

NOW COMES the Planning & Zoning Commission for the City of Leander, having heard the request of Eric Scheibe to be granted a variance from Article III, Section 42 of the Composite Zoning Ordinance of the City concerning the property described above. The application for a variance dated December 13, 2013 was presented to the Planning & Zoning Commission on January 23, 2014. The Commission having given the applicant, interested parties and the City representatives an opportunity to present arguments and evidence at a public hearing makes the following findings:

1. The public convenience and welfare will be substantially served. [Yes] / [No]
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished. [Yes] / [No]
3. The applicant has not created the hardship from which relief is sought. [Yes] / [No]
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property. [Yes] / [No]
5. The hardship from which relief is sought is not solely of an economic nature. [Yes] / [No]
6. The variance is not contrary to the public interest. [Yes] / [No]
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship. [Yes] / [No]
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done. [Yes] / [No]

The specific facts that the Commission finds to support the findings are:

Motion: _____ By: _____

Second By: _____

	In Favor	Opposed
Vote: Vice Chairman Seiler	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stephenson	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Wixson	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Sokol	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Allen	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Saenz	<input type="checkbox"/>	<input type="checkbox"/>

Based on the foregoing facts and findings, the Commission has determined that the variance requested by applicant should be [Denied], or should be [Granted] / with the conditions stated below.

Conditions of variance to alleviate potential negative effects:

Signed this _____ day of _____, _____.

Planning & Zoning Commission, Vice Chair

Name: _____



EXECUTIVE SUMMARY

JANUARY 23, 2014

Agenda Subject: Zoning Case 13-Z-018: Hold a public hearing and consider action on the rezoning of a parcel located at 11350 Old 2243 W for 4.57 acres more or less; Parcel #R506064. Currently, the property is zoned LI-4-D (Light Industrial). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas.

Background: This request is the first step in the rezoning process.

Origination: Applicant: Blake Rue on behalf of Leander 2243 Investments, LLC.

**Financial
Consideration:** None

Recommendation: See Planning Analysis.

Motion: APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.
(zoning district)

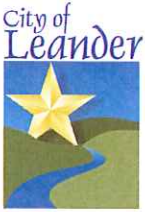
DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.

Attachments:

1. Planning Analysis
2. Current Zoning Map
3. Aerial Map
4. Proposed PUD
5. Letter of Intent

Prepared By: Robin M. Griffin, AICP
Senior Planner

01/10/2014



PLANNING ANALYSIS

ZONING CASE 13-Z-018 LEANDER 2243 PUD

GENERAL INFORMATION

Owner: Leander 2243 Investments, LLC

Current Zoning: LI-4-D (Light Industrial)

Proposed Zoning: PUD (Planned Unit Development)

Size and Location: The property is located at 11350 Old 2243 W and is approximately 4.57 acres in size.

Staff Contact: Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	MF-3-A	Established Multi-Family Project (Senior Village at Leander Station)
EAST	LI-4-D	Established Single-Family Home
SOUTH	SFU-2-B LI-4-D	Established Single-Family Home Undeveloped Land Zoned for Industrial
WEST	MF-3-A	Established Multi-Family Project (Senior Village at Leander Station)

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a multi-family community for seniors. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Establish high standards for development.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.

ANALYSIS:

The applicant is proposing a multi-family community for seniors located in close proximity to commercial development, the rail station and the TOD. The subject property is surrounded on the north and west side by the existing Senior Village at Leander Station. There is an established single-family home located to the east and zoned for light industrial uses, and an established single-family home located to the south.

A PUD district is an appropriate district in this situation because it offers the applicant the opportunity to design a zoning district that will provide for increased density and allow flexibility for the design of the complex. The applicant is proposing increased landscaping, pedestrian friendly sidewalks connecting to the HEB Shopping Center, and increased covered parking.

The applicant is proposing the MF-2-A (Multi-Family) zoning district as the base district for this PUD. They are proposing increasing the allowable density from 25 units per acre to 34.14 units per acre. This increase would allow for 156 units on the property. In addition, they are proposing to limit the age of the tenants to 55 years and older for 80% of the residents. They are proposing an alternative parking plan that would permit reduced parking requirements. The plan would require the applicant to demonstrate how the parking requirements could be met if the project was no longer age restricted.

The Type 2 Site Component requires that the project include garage parking spaces for 35% of the units. The applicant is proposing an additional 5% of the units will have either one enclosed garage parking space or one carport parking space. They are also proposing to modify the side setback requirement on the west side of the property to five feet from the required ten feet.

The Type A Architectural Component requires that at least eight-five (85%) of the exterior surface area of walls, including all stories, consists of brick, stone, and or stucco. Cementitious fiber planking and panels does not qualify as masonry. In additional buildings shall have five design features to break the wall plane, buildings over 50,000 square feet shall have at least seven. Design features include horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, ornamental windows, patios, etc.

The Comprehensive Plan Update establishes development nodes throughout the City of Leander. This property is currently located within a Town Center Node. The Town Center Node encourages density and a mixture of uses including apartments, condominiums, major commercial, major retail, office, and employment. The proposed PUD meets the intent of the Town Center Node by providing apartments at a density greater than 18 units per acre. Currently, the existing HEB shopping center fulfills the major commercial/retail component of this node.

LEANDER 2243 PUD SUMMARY

Proposed Variations from the Composite Zoning Ordinance:

1. Increased Density (34.14 units per acre versus 25 units per acre)
2. Age Restrictions
3. Reduced Parking Ratio
4. Side Setback Encroachment

Additional Standards Not Required by the Composite Zoning Ordinance:

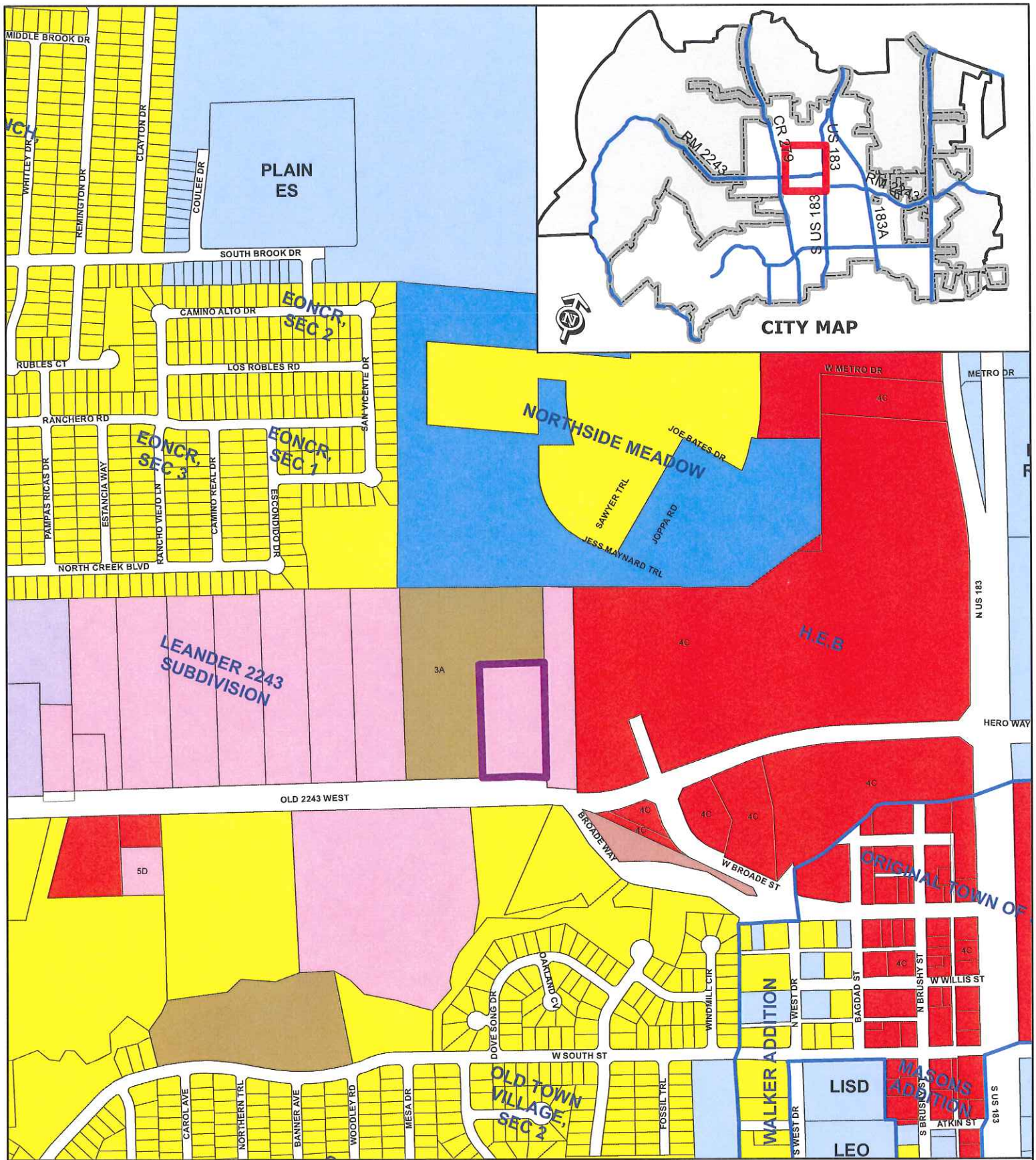
1. Additional Covered Parking (5% increase by adding either more enclosed garages or carports)
2. Construction of an offsite sidewalk connecting to the HEB Shopping Center
3. Increased Landscaping along Old 2243 W

STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD with the following conditions:

1. The site plan is noted as conceptual. The review staff has not had the opportunity to review civil plans for this project.
2. At the time of site plan submittal, the applicant shall provide for driveway connectivity between the subject site and the properties to the east and west.

The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.



ZONING CASE 13-Z-018

Attachment #2

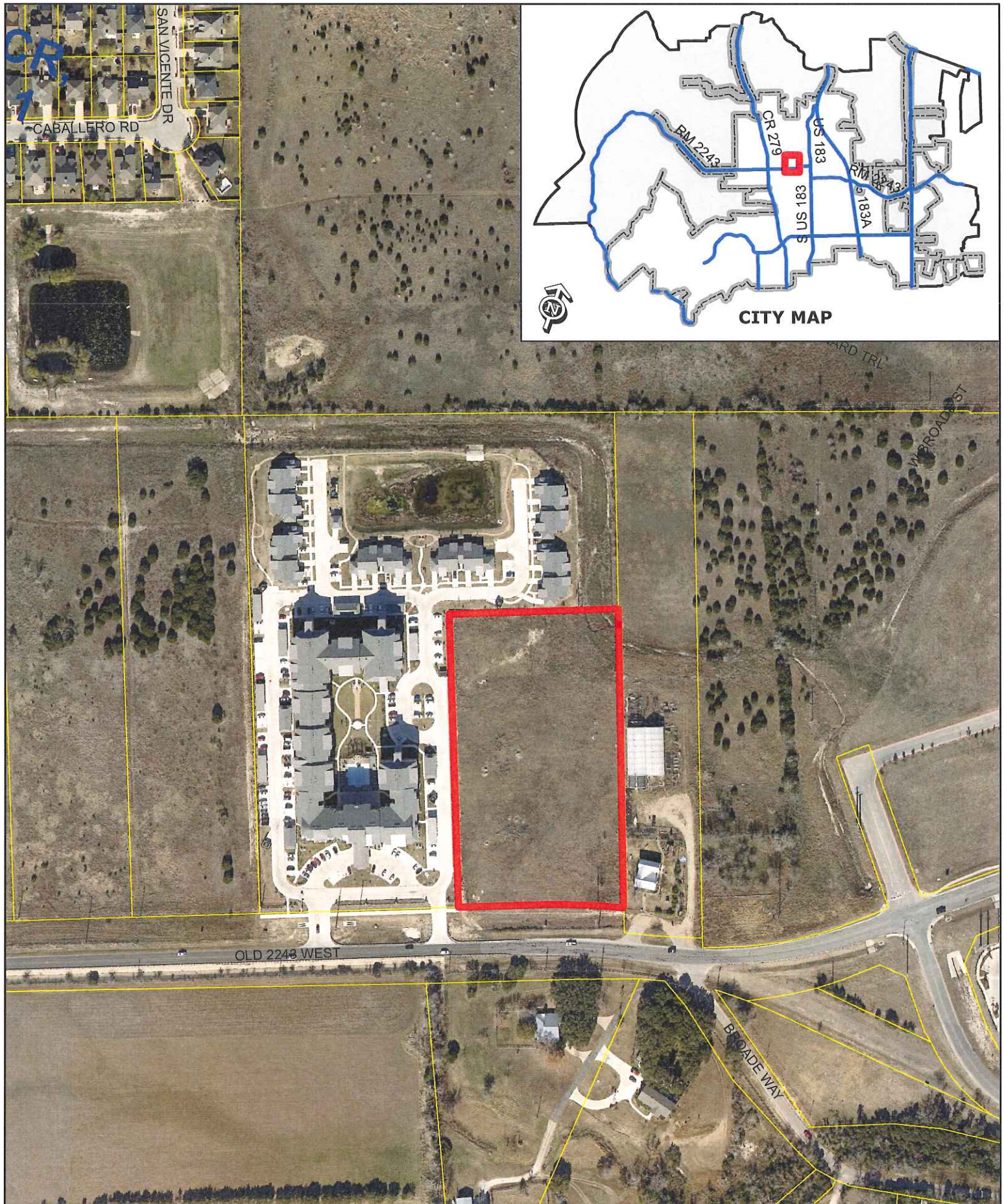
Current Zoning Map
Leander 2243 PUD



- Subject Property
- City Limits
- Future Annexation Per DA
- Involuntary Annexation
- Voluntary Annexation

- | | | |
|-----|--------|-----|
| SFR | SFT | GC |
| SFE | SFU/MH | LI |
| SFS | TF | HI |
| SFU | MF | PUD |
| SFC | LO | |
| SFL | LC | |

0 200
Feet





ZONING CASE 13-Z-018 Attachment #3

Aerial Exhibit - Approximate Boundaries
Leander 2243 PUD

0 200
Feet



 Subject Property
 City Limits

Leander 2243 Planned Unit Development – Leander, Texas

General Notes

1. The PUD consists of 4.57 acres on Old 2243 West known as Lot 2 of the Amended Plat of Lots 1-3, "Block A" Replat of Lots 1-9, "Block A" Leander 2243 Subdivision (the "Property"). See Exhibit A
2. Except as otherwise noted, the PUD shall be governed by the Composite Zoning Ordinance of the City of Leander Ordinance No. 05-018-00 (September 2005) as amended through and including the date of this PUD (the Zoning Ordinance).

Zoning

1. The base zoning for the Property shall be:
 - a. MF-2-A: Multifamily – 4.57 Acres
 - i. Maximum density shall allow 156 units or 34.14 units per acre.
 - ii. So long as a minimum of eighty percent (80%) of the units are rented to a head of household or spouse that is at least fifty five (55) years of age, the off-street parking requirements shall be reduced by approximately 22% to 1.25 parking spaces for one bedroom plus 0.25 parking spaces for each additional bedroom. Should the Property no longer be used for a senior project, the off street parking requirements shall conform to the Zoning Ordinance requirements. The Owner of the Property shall construct such needed additional extra parking as shown in the alternative parking plan to be submitted as part of the site development permit application. The owner of the Property shall contact the City and notify the City of the Property's change of use from a senior project.
 - iii. In addition to the Zoning Ordinance requirements that thirty five percent (35%) of the units have at least one enclosed garage parking space, an additional five percent (5%) of the units shall be required to have at least one enclosed garage or covered carport parking space.
 - iv. Garages and carports may encroach into side setback of the Leander Station property, Lot 1 of the Amended Plat of Lots 1-3, "Block A" Replat of Lots 1-9, "Block A" Leander 2243 Subdivision, up to five (5) feet. Landscaped screening along Old 2243 West and the adjacent single family property to the east shall be 150% of that required by the Zoning Ordinance.

Sidewalk Construction

1. An offsite eight (8') foot sidewalk meeting the requirements of the Zoning Ordinance shall be constructed in the right of way as shown in Exhibit B. The offsite sidewalk shall be constructed at the same time as the onsite sidewalks are constructed.

Enhanced Amenities included in the Project:

1. The amenities to be provided in the Project are:
 - a. Swimming Pool and Hot Tub
 - b. Dedicated Arts & Crafts room
 - c. Dining Room
 - d. Movie Theatre Room
 - e. Business Center With Computer and Printers
 - f. Shuttle Bus Transportation
 - g. Fitness Center
 - h. Beauty Salon
 - i. Game Room
 - j. Professionally Landscaped Property
 - k. Storage Rooms
 - l. Garages and Carports
 - m. Outdoor Grills

Architecture

1. Exhibit C is a conceptual elevation of the architectural style and character of the improvements to be constructed on the Property.
2. The final building plans submitted for the project shall substantially comply with the following items depicted in the rendering:
 - a. building height and massing
 - b. proportions and combination of building materials
 - c. roof pitch
 - d. roof and awning materials
 - e. general fenestration subject to architectural and engineering modifications
 - f. general tones and shades included in the color palette
 - g. general balcony configuration subject to architectural and engineering modifications
 - h. balcony railing

Conceptual Site Layout

1. Exhibit D is a conceptual site layout for the property
2. The final site plan submitted for the project shall substantially comply with the following items depicted in the rendering:
 - a. orientation of the building on the site
 - b. setback between the building and Old 2243 West
3. Nothing in Exhibit D exempts the project from compliance with the requirements of the PUD ordinance or the site development regulations of the Composite Zoning Ordinance

Exhibit A: Plat of the Property

Exhibit B: Offsite Sidewalk

Exhibit C: Conceptual Elevation

Exhibit D: Conceptual Site Plan

LEGEND

●	AREA 100 PMA
○	AREA 100 M1
+	AREA 100 PMA
●	AREA 100 PMA
—	VALLEY 100
●	VALLEY 100 PMA
●	VALLEY 100 PMA

HEB GROCERY COMPANY, LP
(2003003109)

LOT 4, BLOCK A,
REPLAT OF LOTS 1-9, BLOCK A,
LEANDER 2243 SUBDIVISION
CAB. DB, SIDS. 90-93

BEING A 16.88 ACRE TRACT OF LAND IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 1, 2, AND 3, BLOCK A, REPLAT OF LOTS 1-9, BLOCK "A" OF LEANDER 2243 SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 90-93 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 16.88 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " rebar with cap found in the north right-of-way line of Old 2243 W (right-of-way width varies) for the southwest corner of said Lot 3 and the southeast corner of Lot 4, Block A, said Replat of Lots 1-9, Block "A" of Leander 2243 Subdivision;

THENCE North 19°27'36" West, with the west line of Lot 3 and east line of said Lot 4, a distance of 1002.85 feet to a 1/2" rebar with cap set in the south line of a 78.978 acre tract described in Document No. 2003003109 of the Official Public Records of Williamson County, Texas, for the northwest corner of Lot 3 and northeast corner of Lot 4;

THENCE North 71°43'53" East, with the south line of said 78.978 acre tract and the north line of said Lots 3, 2 and 1, a distance of 774.70 feet to a 1/2" rebar with cap set for the northeast corner of Lot 1 and the northwest corner of a 3.65 acre tract described in Document No. 2005091454 of the Official Public Records of Williamson County, Texas;

THENCE South 18°43'19" East, with the east line of Lots 1 and 2 and the west line of said 3.65 acre tract, passing at a distance of 0.58 feet, a ½" rebar found and continuing for a total distance of 998.27 feet to an iron pipe found for the southeast corner hereof, and of said Lot 1, the southwest corner of said 3.65 acre tract and a point on the curving north right-of-way line of said Old 2243 W;

THENCE 163.05 feet along the arc of said curve to the left with a radius of 1235.86 feet and a chord bearing of S 74°19'31" W, a distance of 162.93 feet to the iron rod found for a point of tangency of said curve and S 70°32'44" W, passing at a distance of 81.68 feet an iron rod found for the common south corner of said Lots 1 and 2, and 2, passing at a distance of 325.27' feet on iron rod found for the common south corner of said Lots 2 and 3, and continuing for a total distance of 569.10' feet along the north right-of-way line of said Old 2243 W to the POINT OF BEGINNING, containing 16.88 acres of land, more or less.

Bearing Basis: North line of Replat of Lots 1-9, Block "A" of
Leander 2243 Subdivision (BB, Slides 90-93, (PRWCT)
Date of Survey: 02-11-2009

KATHERINE RUTH
HOWELL
3.65 AC.
(2005091464)

LOT 2
BLOCK A
4.57 AC.

CURVE TABLE
①
C=5 76°18'31" 162.83
A=162.06° B=1636.89°
[C=5 74°12'47" 162.83]
(A=162.06°)

LOCATION MAP
NOT TO SCALE

SUBJECT PROPERTY

OLD 24TH STREET

WEST SOUTH STREET

SOUTH MAIN STREET

MUNICIPAL DRIVE

R.M.2245

100TH SOUTH STREET

HOUGHMAN AVE.

10TH AVE. S.W.

OLD 2243 WEST
(RIGHT-OF-WAY WIDTH VARIES)

MICHAEL HATCH
DOC # 9819793
#9 CHAMPIONS LANE
AUSTIN, TEXAS 78729-7755
19.38 ACRES

FRANCES M. THOMASON
VOLUME 381 PAGE 52
P.O. BOX 252
LEANDER, TEXAS 78646-0252
3.71 ACRES

D. L. THOMPSON
VOLUME 384 PAGE 659
7203 S. UTE TRAIL
AUSTIN, TEXAS 78729-7755
3.71 ACRES

This amended plat does not remove any restrictions.

Sidewalks shall be installed on the subdivision side of OLD 2243 WEST. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.

Sidewalk identified on plat by:

NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AND IS DESIGNATED "ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAP #4010790455E, DATED SEPT. 26, 2008.

LEADER 2243 INVESTMENT, LLC
P.O. BOX 302663
AUSTIN, TEXAS 78703

ACRES: 16.68
SURVEY: CHARLES COCHRAN SURVEY, ABSTRACT 134
NO. OF LOTS: 2
NO. OF BLOCKS: 1
F.E.M.A. MAP NO. 461079-0212C
WILLIAMSON COUNTY, TEXAS

DATE: MARCH 15, 2010

ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX 78704
TEL: (512) 440-0071 - FAX (512) 440-0122

SHEET 1 OF 2

CABINET GRC

SLIDE 184

Doc. # 2010019663

AMENDED PLAT OF LOTS 1-3, "BLOCK A" REPLAT OF LOTS 1-9, "BLOCK A" LEANDER 2243 SUBDIVISION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

LEANDER 2243 INVESTMENT, L.L.C. ACTING THROUGH OUR MANAGING MEMBER, BLAKE RUE, BEING OWNERS OF 16.88 ACRES OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS, COMPRISED OF LOTS 1, 2 AND 3 OF THE "REPLAT OF LOTS 1-9, BLOCK A, LEANDER 2243 SUBDIVISION", A SUBDIVISION OF RECORD IN CABINET 88, SLIDE 98, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN CONVEYED TO US BY WARRANTY DEED RECORDED ON DECEMBER 17, 2008 IN DOC#2008091694, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 16.88 ACRES OF LAND, IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE ACCOMPANYING PLAT TO BE KNOWN AS "AMENDED PLAT OF LOTS 1-3, 'BLOCK A' OF THE REPLAT OF LOTS 1-9, 'BLOCK A' LEANDER 2243 SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC ANY AND ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 16th DAY OF MARCH, 2010, AD.

Blake Rue
LEANDER 2243 INVESTMENT, L.L.C.
BLAKE RUE, MANAGING MEMBER
P.O. BOX 302663
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE RUE, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF MARCH, 2010, AD.

Jeffrey Admon
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

THAT MLHM, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE UEN HOLDER OF THAT CERTAIN 16.88 ACRES OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, WILLIAMSON COUNTY, TEXAS, COMPRISED OF LOTS 1, 2 AND 3 OF THE "REPLAT OF LOTS 1-9, BLOCK A, LEANDER 2243 SUBDIVISION", A SUBDIVISION OF RECORD IN CABINET 88, SLIDE 98, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LAND INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "AMENDED PLAT OF LOTS 1-3, 'BLOCK A' OF THE REPLAT OF LOTS 1-9, 'BLOCK A' LEANDER 2243 SUBDIVISION"

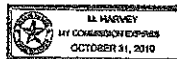
MLHM, LTD.

Michael Hatch
MICHAEL HATCH
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF MARCH, 2010, AD, BY MICHAEL HATCH, AS AUTHORIZED REPRESENTATIVE OF MLHM, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID MLHM, LTD.

Michael Hatch
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

APPROVED THIS THE 24 DAY OF MARCH, 2010, AD, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Wayne S. Watts
WAYNE S. WATTS, P.E., CITY ENGINEER
CITY OF LEANDER, TEXAS

ATTEST: Debbie Hail
DEBBIE HAIL, CITY SECRETARY
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE 31st DAY OF MARCH, 2010, AD, AT 10:21 O'CLOCK A.M., AND DULY RECORDED THIS THE 31st DAY OF MARCH, 2010, AD, AT 12:21 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COURT IN CABINET 98, SLIDES 181 AND 185.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

Nancy E. Rister
NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

Deputy William Werling
BY: DEPUTY WILLIAM WERLING



GENERAL NOTES:

1. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICABLE PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL IMPROVEMENTS SHALL CONFORM TO APPLICABLE CITY STANDARDS AND SPECIFICATIONS.
2. BUILDING SETBACKS NOT SHOWN HEREON SHALL CONFORM TO THE CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS OF THE CITY OF LEANDER.
4. DETENTION SHALL BE PROVIDED FOR ALL DEVELOPMENT AT TIME OF SITE PLAN APPROVAL.
5. ALL EXISTING TREES SHALL BE LOCATED AT TIME OF SITE PLAN APPROVAL. TREE REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER LANDSCAPE ORDINANCE.
6. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: JAN. 5, 2009, CONDUCTED BY HERITAGE TITLE COMPANY FOR THIS PROPERTY ARE SHOWN ON THE SITE PLAN.
7. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS ARE REQUIRED TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
11. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
12. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT "REPLAT OF LOTS 1-9, BLOCK A, LEANDER 2243 SUBDIVISION" RECORDED IN CABINET 88, SLIDE 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT STATE STANDARDS.

Hunter Shadburne
HUNTER SHADBURN, REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
AUSTIN CIVIL ENGINEERING, INC.
2708 S. LAMAR BLVD. #2000
AUSTIN, TEXAS
(512) 308-0016



STATE OF TEXAS:

COUNTY OF TRAVIS:
I, C. RICHARD RALPH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY: C. Richard Ralph

C. RICHARD RALPH, R.P.
ALL POINTS SURVEYING
611 SOUTH CONGRESS, SUITE 200
AUSTIN, TEXAS 78704



CABINET 88

SLIDE 185



ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX 78704
TEL: (512) 440-0011 - FAX: (512) 440-0111

[illegible]

Offsite Sidewalk

2

100
SIDEWALK
EXHAUST

[illegible]

OLD 2243 W
LEANDER, TEXAS 78641

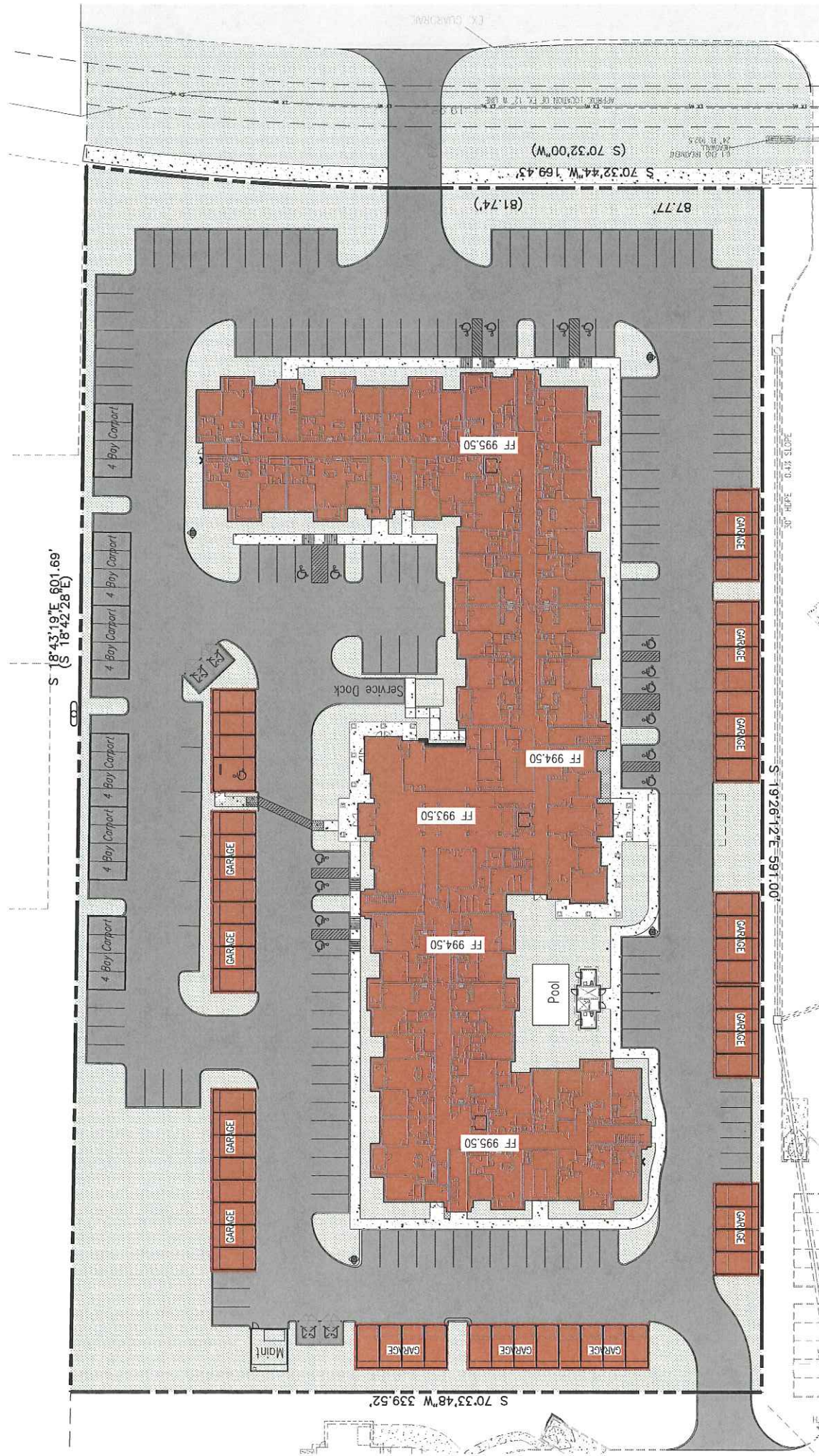
ISPE FIRM # T-G0108
 2000 SOUTH JONES BLVD, Ste 2000
 COSTA MESA, CA 92626
 PH (714) 261-0210
 FAX (714) 268-0100



Exhibit C - Conceptual Elevation



Exhibit D - Conceptual Site Plan



January 2, 2014

City of Leander
200 West Willis Street
Leander, Texas 78641

Re: Letter of intent for zoning request for 4.57 acre tract located on FM 2243 also known as Lot 2 of the Amended Plat of Lots 1 – 3, “Block A” Replat of Lots 1-9 “Block A” Leander 2243 Subdivision

To Whom It May Concern:

I am writing this letter to respectfully request a zoning change for the 4.57 acre tract located on FM 2243 also known as Lot 2 of the Amended Plat of Lots 1 – 3, “Block A” Replat of Lots 1-9 “Block A” Leander 2243 Subdivision. Currently the property is zoned Light Industrial.

It is my request to have the Property zoned PUD with the following base zoning districts:

- a. MF – Multifamily A-2: 4.57 Acres
 - i. Site Component Type 2
 - ii. Architectural Component Type A
 - iii. Density to allow up to 34.14 units per acre or 156 units
 - iv. Parking requirements reduced to be compatible with a Senior living facility
 - v. In addition to the requirements of the Zoning Ordinance, an additional 5% of the units shall have at least one enclosed garage or covered carport parking space
 - vi. PUD will allow side setback relief for garages along the Leander Station property.
 - vii. Landscaped screening along Old 2243 West and the adjacent single family property to the east shall be 150% of that required by the Zoning Ordinance

As part of our project, we will construct a sidewalk which connects to the HEB commercial center to provide a safe avenue for residents to commute on foot.

The proposed project will be a market rate project and will serve the seniors of Leander while complimenting the successful mixed income senior project, Leander Station. Project amenities will include granite counters, stainless steel appliances, resort like swimming pool/spa, chef prepared fine dining, movie theatre, transportation, weekly housekeeping, furnished fitness center and much more.

The proposed location is ideal for high density senior multifamily housing due to the Property's following attributes:

- 1. Located .5 miles and walking distance to the Leander rail stop
- 2. Located .5 miles and walking distance to the Leander TOD
- 3. Fronts on an arterial roadway
- 4. Shares a property line with a complimentary senior living facility
- 5. Located .2 miles and walking distance from the HEB commercial center

We hope the City will give this project serious consideration as we believe it will meet a growing demand for senior housing and significantly benefit the City of Leander. A summary of the benefits to the City and enhanced development standards are:

- 1. Ideal location for enhanced density due to site location on arterial roadway and proximity to rail stop, TOD and HEB

2. 150% of required landscaped screening along FM 2243 and adjacent single family property.
3. In addition to thirty five percent (35%) of the units having one enclosed garage parking space, an additional five percent (5%) of the units shall have at least one enclosed garage or covered carport parking space.
4. Construction of offsite sidewalk to increase pedestrian safety along FM 2243 between the site and the HEB commercial center
5. Enhanced density targeting seniors results in increased park fees with a correspondingly lower impact on parks
6. Enhanced amenities included in the project are outlined in the Leander 2243 PUD

Sincerely,

Blake A. Rue
Managing Member
Leander 2243 Investment, LLC
Ph: 512-294-4017
Email: Blake@Rueinvestments.com



EXECUTIVE SUMMARY

JANUARY 23, 2014

Agenda Subject:	Zoning Case #13-Z-029: Hold a public hearing and consider action on the rezoning of a tract of land located approximately 300 feet west of 183A and adjacent to the north extension of Woodview Dr, approximately 38.9 acres more or less out of the AW0006, Harmon. E.D. Survey; Parcels #R305748, #R322778, and #R031310. Currently, the property is zoned MF-2-A (Multi-Family) GC-3-A (General Commercial), SFS-2-B (Single Family Suburban), and SFR-1-B (Single Family Rural). The property is proposed to be zoned SFU-2-B (Single Family Urban), MF-2-A (Multi-Family), and GC-3-A (General Commercial). Leander, Williamson County, Texas.
Background:	This request is the first step in the rezoning process.
Origination:	Applicant: Ryan Betz, (Betz Company) on behalf of Leander Developers 4, LTD, Noel Larson, and Wiley Leavitt Trust and Jeffrey Leavitt.
Financial Consideration:	None
Recommendation:	See Planning Analysis.
Motion:	<p>APPROVAL: The Planning & Zoning Commission recommends approval of rezoning the subject property to _____.</p> <p>(zoning district)</p> <p>DENIAL: The Planning & Zoning Commission recommends denial of the applicant's request to rezone the subject property.</p>
Attachments:	<ol style="list-style-type: none">1. Planning Analysis2. Current Zoning Map3. Aerial Map4. Proposed Zoning Map5. Letter of Intent
Prepared By:	Martin Siwek, GISP Planner

1/14/2014



PLANNING ANALYSIS

ZONING CASE 13-Z-029
Hwy 183A and Woodview Dr.

GENERAL INFORMATION

Owners: Wiley Leavitt Trust and Jeffrey Leavitt, Leander Developers 4, LTD.

Current Zoning: Interim SFR-1-B (Single Family Rural)
Interim SFS-2-B (Single Family Suburban)
MF-2-A (Multi-Family)
GC-3-A (General Commercial)

Proposed Zoning: MF-2-A (Multi-Family)
SFS-2-B (Single Family Suburban)
GC-3-A (General Commercial)

Size and Location: The property is generally located 300 feet west of Hwy 183A and adjacent to the north side of the extension of Woodview Dr.

Staff Contact: Martin Siwek, GISP
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	MF-2-A GC-3-A	Undeveloped Commercial Property Undeveloped Commercial Property
EAST	GC-3-A	Undeveloped Commercial Property
SOUTH	SFU-2-B SFC-2-B SFS-2-B GC-3-A	Developed Residential: Ridgewood North Subdivision Crystal Crossing Phase 3 Subdivision under construction Existing Single Family Home Undeveloped Commercial Property
WEST	SFU-2-B SFU-2-B	Undeveloped Residential Property Developed Residential Property: Oakridge Sec. 2 Subdivision

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENTS:

MF – MULTI-FAMILY:

Features: Apartments (25 un./ac. if Type A; 18 un./ac. if Type B)

Intent: Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

SFS – SINGLE FAMILY SUBURBAN:

Features: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

Intent: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT:

TYPE 2:

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.

(4) This component is generally not intended to be utilized with LI and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; accessory dwellings; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors, no indoor parking required.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO and LC use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be utilized with residential components where accessory dwellings or additional accessory structures are appropriate and are not provided for in the Type 1 or 2 site components.
- (3) This component is intended to be combined with LO, LC, GC, LI and HI components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.

ARCHITECTURAL COMPONENTS:

TYPE A:

Features: 85% masonry; 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

TYPE B:

Features: 85% masonry 1st floor, 50% overall; 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.

- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide Opportunities for coordinated, well-planned growth and development that are consistent with the Comprehensive Plan.
- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Plan for future development that is compatible with existing residential neighborhoods.
- Provide for a variety of sustainable housing options for all age groups and economic levels. Determine ways to successfully integrate this variety within neighborhoods so as to accommodate the different needs of families throughout their life cycle. Create more desirable and livable neighborhoods while respecting the goal of maintaining stable real estate values and housing marketability.

ANALYSIS:

The subject property is currently zoned MF-2-A (Multi-Family) district, Interim SFR-1-B (Single Family Rural) district, Interim SFS-2-B (Single Family Suburban) district, and GC-3-A (General Commercial) district. The properties to the north are zoned MF-2-A (Multi-Family) district, SFU-2-B (Single Family Suburban) district, and GC-3-A (General Commercial) district and are currently undeveloped. The properties to the east include undeveloped GC-3-A (General Commercial) zoning, and interim SFR-1-B (Single Family Rural) and interim SFS-2-B (Single Family Suburban) districts on the east side of Hwy 183A. The properties to the south include developed SFU-2-B (Single Family Urban) district known as the Oak Ridge subdivision, SFC-2-B (Single Family Compact) district containing the Crystal Crossings Phase 3 subdivision that is currently under construction, an interim SFS-2-B (Single Family Suburban) district which contains an existing residential structure and undeveloped GC-3-A (General Commercial) district. The properties located to the west include undeveloped SFU-2-B (Single-Family Urban) district which is also owned by Leander Developers 4 and will ultimately be incorporated into the development, a developed residentially zoned property of SFE-2-B (Single Family Estates) district known as the Overlook Estates subdivision, and property zoned SFU-2-B (Single Family Urban) district known as the Oakridge Section 2 subdivision.

The applicant is requesting to rezone a portion of the existing Multi-Family, General Commercial, and interim residentially zoned tracts to SFU-2-B (Single Family Urban) district, and rezone a portion of the existing General Commercial, and interim residentially zoned tracts to MF-2-A (Multi-Family) district. The proposed request meets an aspect of the Multi-Family

intent statement pertaining to limits on the amount of contiguous acres zoned for Multi-Family properties. The intent statement notes that the goal is to avoid 25 acres or greater of contiguous land zoned as a Multi-Family district, and the existing zoned Multi-Family district contains approximately 32 acres. The new proposed zoning boundaries would break the existing Multi-Family zoned tract into two districts of approximately 18 and 14 acres, and would be separated by a single family zoned district of approximately 24 acres. The proposed location for the Multi-Family district satisfies the buffer and variety of housing type aspects of the Multi-Family intent statements. The proposed district would serve to buffer the Single Family zoned district to the west from the more intensively zoned commercial district to the east, and also contributes by providing more housing options.

However, the zone change would permit an approximately 500 foot stretch of single family zoned property to be immediately adjacent to the existing commercially zoned properties located on the proposed site's northeast corner. This is an item of concern, as it permits a single family use to be immediately adjacent to a more intensive commercially zoned property. If the applicant's request is approved as proposed, then zoning regulations would require that the owners' of the commercial property construct a six foot masonry wall to separate the proposed single family district from the commercial district at the time the commercial property develops.

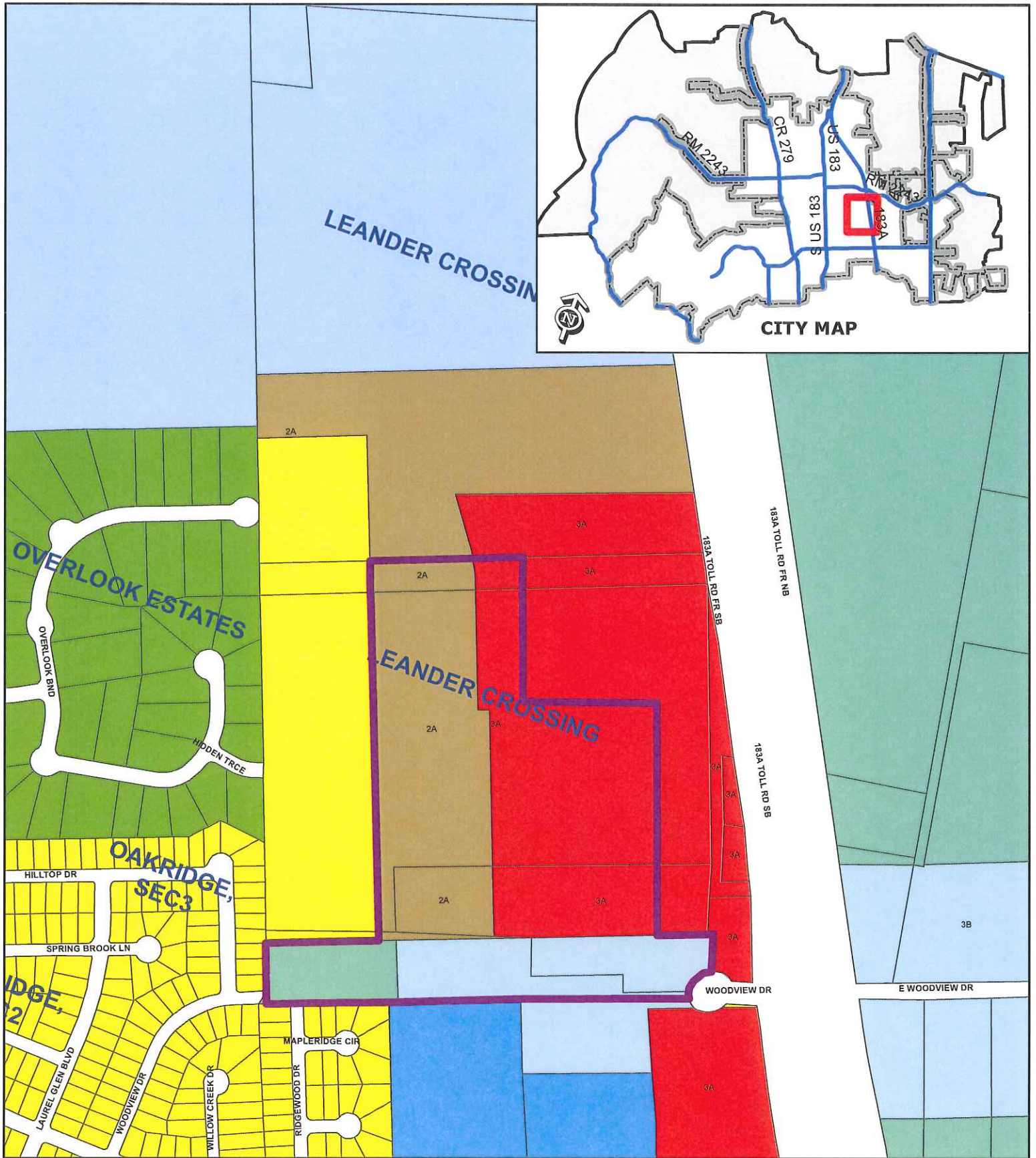
Furthermore, the applicant is also requesting to rezone a portion of the interim zoned single family tract to GC-3-A (General Commercial) district. This portion of the tract is adjacent to the current cul-de-sac known as Woodview Dr. just off of Hwy 183A. The rezoning of this tract would result in a consistent contiguous GC-3-A zoned district that moves north along Hwy 183A. Additionally, the property resides within a Community Center node as depicted on the node plan in the Comprehensive Plan. This node aims to encourage garden homes, condominiums, commercial/retail, and offices within it. These nodes work to reflect the character of the surrounding neighborhoods and might have a more suburban feel to them.

STAFF RECOMMENDATION:

Staff recommends approval of the requested SFU-2-B, MF-2-A, and GC-3-A proposed zoning districts. The requested zoning reduces the future impact of apartments on the development of the future residential subdivisions immediately to the west. The existing zoned Multi-Family tract would allow for apartments to be developed in a north/south orientation along approximately a quarter mile stretch of the residential neighborhood. The proposed zoning changes would break-up the contiguous Multi-Family zoned tract and reduce the over-all exposure to any future single family residential communities from the Multi-Family development to the west of this property.

This proposed zoning request meets the comprehensive plan statements in that it is allowing for the opportunity of coordinated growth in this area of the City, and is enhancing the compatibility

with the adjacent residentially zoned tracts. The proposed zoning request would have minimal conflict with the existing zoned districts and meets the intent statements of the composite zoning ordinance.



ZONING CASE 13-Z-029

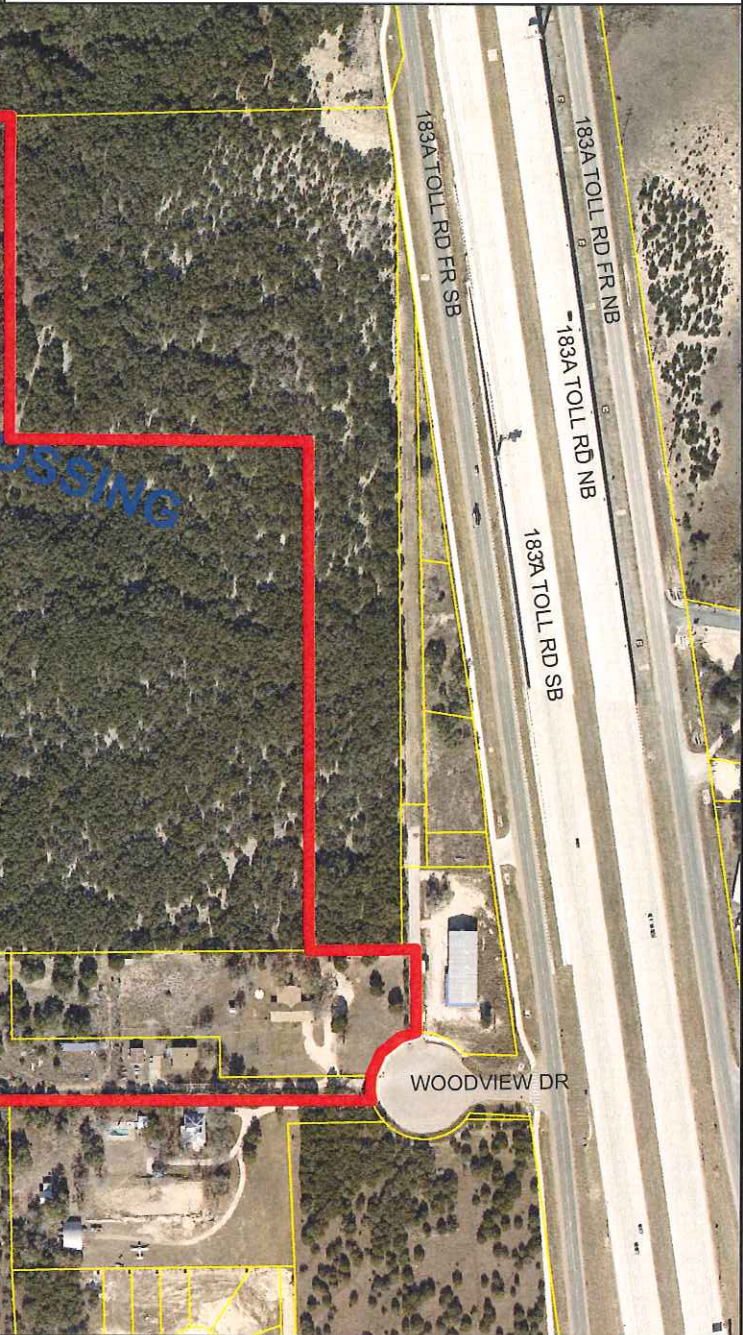
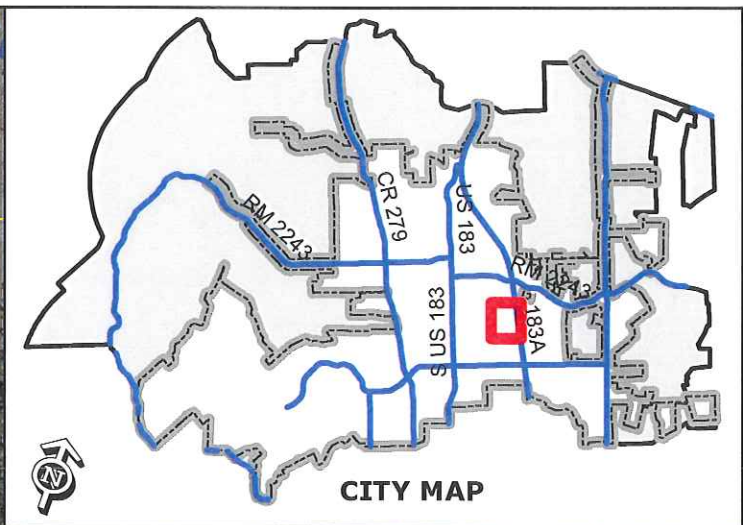
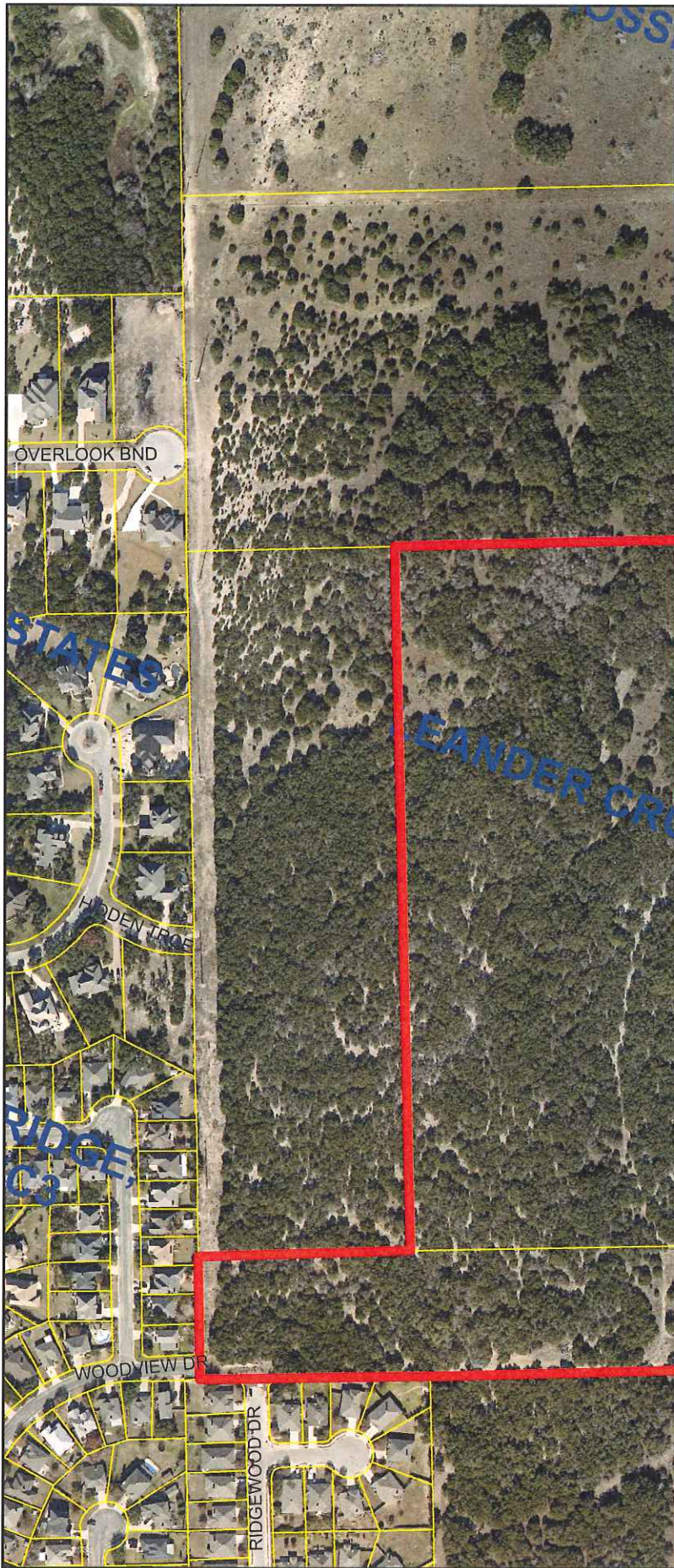
Attachment #2

Current Zoning Map
Leander Crossing
Hwy 183A and Woodview Dr



- Subject Property
- City Limits
- Future Annexation Per DA
- Involuntary Annexation
- Voluntary Annexation

- | | | |
|-----|--------|-----|
| SFR | SFT | GC |
| SFE | SFU/MH | LI |
| SFS | TF | HI |
| SFU | MF | PUD |
| SFC | LO | |
| SFL | LC | |
- 0 200 400
Feet

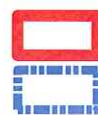


ZONING CASE 13-Z-029 Attachment #3

Aerial Exhibit - Approximate Boundaries
Hwy 183A and Woodview Dr.

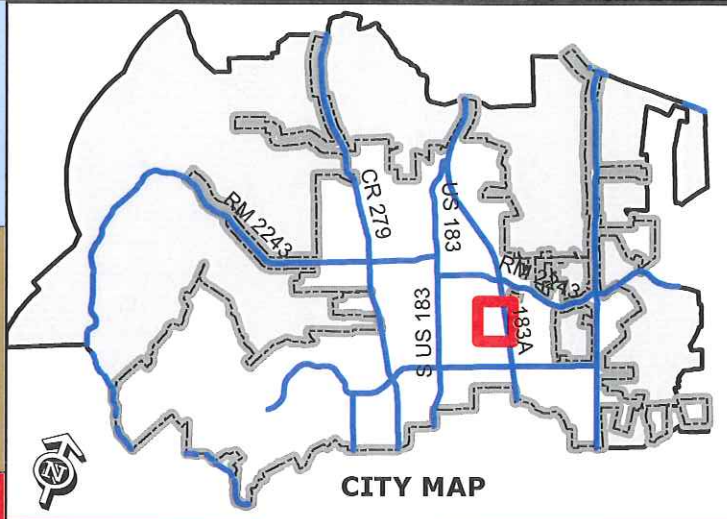
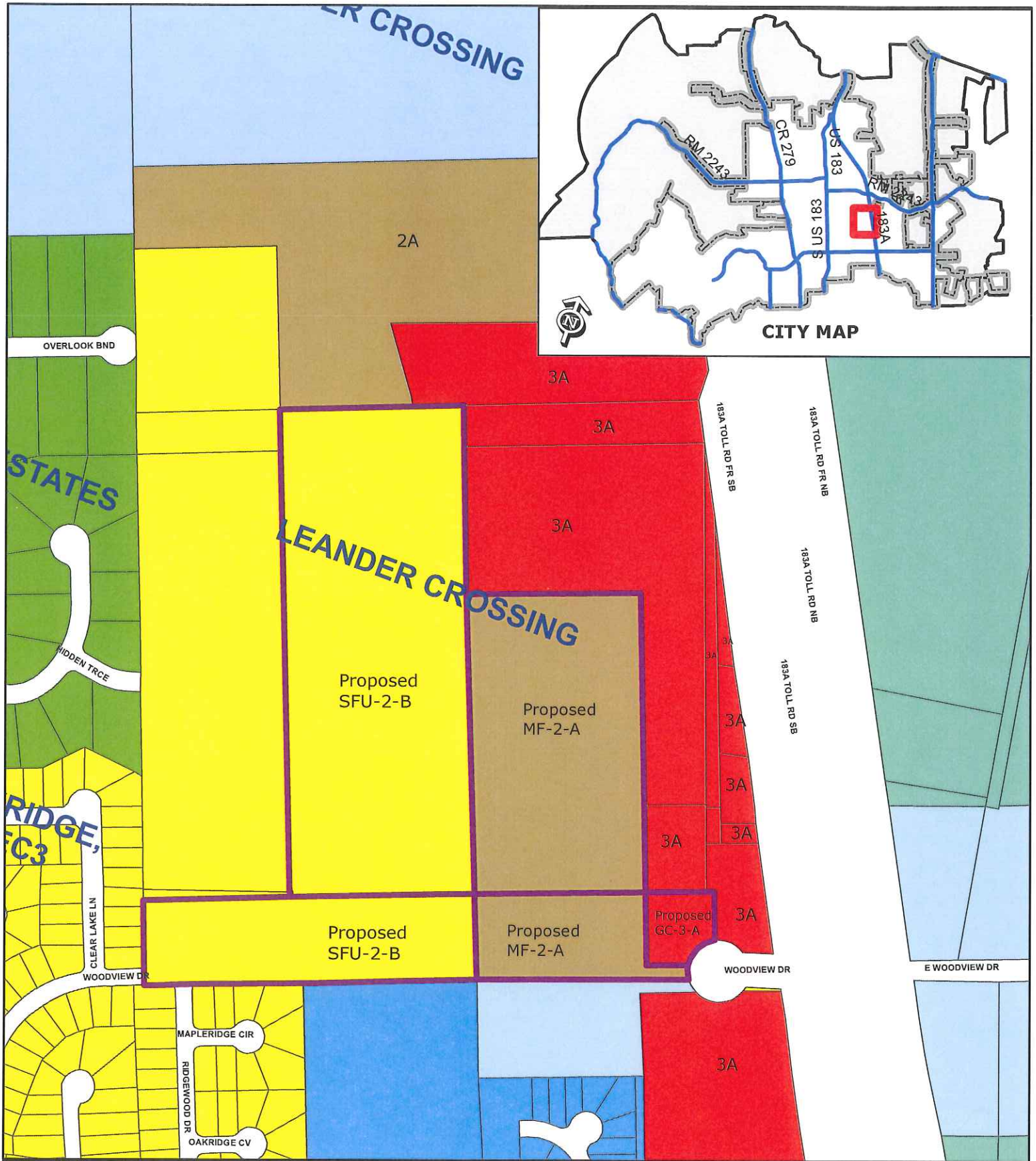


0 200
Feet



Subject Property

City Limits



**Zoning Case
13-Z-029
Attachment #4**

Leander Crossing



Subject Property

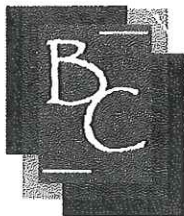
- Proposed SFU-2-B
- Proposed MF-2-A
- Proposed GC-3-A

Annexation

- Future Annexation Per DA
- Involuntary Annexation
- Voluntary Annexation
- City Limits

 SFR	 SFT	 GC
 SFE	 SFU/MH	 LI
 SFS	 TF	 HI
 SFU	 MF	 PUD
 SFC	 LO	
 SFL	 LC	





Betz Company

5707 Willow Lane
Dallas, TX 75230

ATTACHMENT 5

December 28, 2013

Robin Griffin
Senior Planner
City of Leander
P.O. Box 319
Leander, TX 78646

Re: Letter of Intent for Proposed Rezoning of a portion of Leander Crossing

Dear Robin:

Please accept this letter regarding the proposed rezoning for approximately 38.9 acres ("Property") out of the original Leander Crossing ("Project"). The Project is a mixed use development, portions of which are in the Transit Oriented Development PUD ("T.O.D.") and portions that are within the conventional zoning areas in the City.

It is my intention to rezone the Property according to the attached Zoning Plan ("Plan").

SFU2B, GC3A, and MF2A zoning is the proposed zoning as shown on the Plan. These requests are justified for several reasons.

The additional 23.94 acres of SFU zoning area when combined with the existing 14.26 acres of SFU, provides a 38.2 acre single family housing tract will serve transition from the existing single family uses along the western edge contiguous to the Project. The 14 acres of MF2A will provide an attractive housing alternative to single family detached product and provide support for area commercial development. The more compact design will support a walkable environment that utilize the amenities of the nearby T.O.D. The .94 acre GC3A area will provide a continuation of the current commercial area for regional shopping and employment centers along the 183A corridor.

I look forward to working with you on the rezoning of this Property.

Cordially,

Ryan Betz
Manager